

Grantee: Miami Gardens City, FL

Grant: B-11-MN-12-0017

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-11-MN-12-0017

Obligation Date:**Award Date:****Grantee Name:**

Miami Gardens City, FL

Contract End Date:

03/10/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$1,940,337.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$1,940,337.00

Disasters:**Declaration Number**

No Disasters Found

Narratives**Summary of Distribution and Uses of NSP Funds:**

Activity	Budget	Amended Budget
Single Family Acquisition, Rehabilitation and Resale-LMMH	\$ 1,211,220.00	\$ 546,304.00
Single Family Acquisition, Rehabilitation and Resale-LH25	\$ 485,084.00	\$ 0.00
Demolition of Blighted Properties	\$ 50,000.00	\$ 50,000.00
Redevelopment - The Commons LH-25	\$ 0.00	\$ 1,150,000.00
Program Administration	\$ 194,033.00	\$ 194,033.00

Total NSP 3 Grant

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Summary of Distribution and Uses of NSP Funds:

bsp; \$ 1,940,337.00 \$ 1,940,337.00

How Fund Use Addresses Market Conditions:

To address the current market conditions, the City of Miami Gardens intends to target the areas of greatest need by reducing the number of foreclosed and/or abandoned homes, improving the quality of the housing stock, providing homeownership opportunities and eliminating blighted and illegal structures. These neighborhoods have suffered from large numbers of foreclosures of single family homes and steep declines in home prices. The market conditions, combined with high rates of unemployment, deters potential buyers and reduces the value of the existing housing stock.

Miami Gardens's NSP1 program experience to date has shown that the rehabilitation needs of REO properties in the target areas are significant. In particular, older homes built in the 1950s have significant needs, including deteriorated roofs, inadequate plumbing and outdated/non code compliant electrical systems, and no hurricane protection. In addition, a great number of properties have illegal construction or conversions, or have been illegally transformed to multiple dwelling units.

As a result, Miami Gardens will continue its current efforts to rehabilitate these homes and return them to their original configurations. The City's NSP3 efforts will produce an improved housing stock of energy-efficient homes that meet current building code standards, reduce energy costs for low and moderate income homeowners and stabilize the area's home prices.

Ensuring Continued Affordability:

To ensure long-term affordability as it relates to homeownership, buyers will receive subsidy assistance of up to \$55,000. This assistance will be provided as a "second" mortgage for which buyers will execute a Promissory Note which will be secured by a recorded Mortgage and Security Agreement. The terms of the subsidy assistance will stipulate that the buyer must continue to occupy the property throughout the 15 year affordability period. If the buyer ceases to own or occupy the property, repayment will be required. The amount of repayment will depend on the date of this occurrence, and will be based on a scale which could include some shared appreciation.

In the case of rental housing, the City will ensure long-term affordability by executing a sub-recipient agreement with the entities managing the properties and record a restricted covenant on the property that will uphold the affordability requirements.



Definition of Blighted Structure:

Blighted structure is a building that is not being maintained to the City's minimum housing standards and exhibits common housing violations such as broken windows, missing doors, severely damaged electrical and plumbing systems, roof in disrepair, and other violations that are typically indicative of poor maintenance or neglect, unsanitary or unsafe conditions.

Definition of Affordable Rents:

The City of Miami Gardens will abide by the HOME guidelines for maintaining affordable rents for homeownership as stipulated in Section 92.254. Should the City carry out any rental activity, it will follow and ensure affordability as per HOME guidelines, Section 92.252. At the present time, the City does not intend to carry out a rental activity. However, if the City were to decide to carry out a rental activity at a future date, it would submit the appropriate addendums to the NSP3 plan for review and approval.

Housing Rehabilitation/New Construction Standards:

The housing rehabilitation standards for the NSP3 activities will be consistent with the City's existing Housing Policy which includes Housing Quality Standards and compliance with current building codes. In addition, the gut rehabilitations or new construction will be designed to meet or exceed the standards for Energy Star Qualified New Homes while other rehabilitation projects will include replacement of lighting, windows, AC units and any other older obsolete products and appliances with Energy Star qualified products.

Vicinity Hiring:

The City of Miami Gardens will include in all solicitations associated with the NSP3 activities the requirement that all contractors demonstrate their effort in hiring from within the target area. This will be done in collaboration with Section 3 efforts. In addition, signs regarding hiring opportunities will be posted in businesses and social gathering places frequented by residents near or within the target area. The City will also contact individuals in public housing and Section 8 residents that could be targeted for employment opportunities once the rehabilitation projects are underway. Staff will also send notices to local employment offices and labor organizations such as Miami-Dade Job Corp. to inform them of the job opportunities. The City will maintain records of the residents hired within the project areas and provide this information upon quarterly reporting to HUD.

Procedures for Preferences for Affordable Rental Dev.:**Grantee Contact Information:**

Elizabeth Valera, NSP Administrator
City of Miami Gardens
1515 N.W. 167 Street
Bldg. 5, Suite 200
Miami Gardens, FL 33169
Tel: (305) 622-8041
Fax: (305) 622-8046

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,940,337.00
Total Budget	\$0.00	\$1,940,337.00
Total Obligated	\$1,150,725.00	\$1,151,000.00
Total Funds Drawdown	\$1,150,275.00	\$1,150,275.00
Program Funds Drawdown	\$1,150,275.00	\$1,150,275.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,165,092.25	\$1,165,092.25
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$291,050.55	\$0.00
Limit on Admin/Planning	\$194,033.70	\$275.00
Limit on State Admin	\$0.00	\$275.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$194,033.70	\$194,033.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$485,084.25	\$1,150,000.00

Overall Progress Narrative:

During the third quarter of 2011, the City of Miami Gardens funded the acquisition of approximately 6.83 acres of vacant land on N.W. 27th Avenue for the development of an affordable elderly housing rental projects. The project will consist of 189 units of which 96 units will be occupied by persons whose income does not exceed 50% of the Area Median Income.

The City is also finalizing a contract with Miami Dade Affordable Housing Foundation to carry out acquisition and redevelopment activities in the Rainbow Park Neighborhood. The contract should be executed during the first quarter of 2012 and expect activities to commence immediately. This agency will acquire, rehabilitate and sell five properties while providing 1:1 leverage of funding.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP3-2011, NSP3	\$1,150,275.00	\$1,940,337.00	\$1,150,275.00

Activities

Grantee Activity Number:	NSP3-01
Activity Title:	LMMI -Acquistion, Rehab & Re-Sale

Activitiy Category:

Acquisition - general

Project Number:

NSP3-2011

Projected Start Date:

03/10/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

NSP3

Projected End Date:

03/10/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Miami Gardens-Community Development

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$546,304.00

Total Budget

\$0.00

\$546,304.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

City of Miami Gardens-Community Development

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

This activity entails the City and/or a Developer solicited through an RFQ process to acquire abandoned and or foreclosed single family properties, rehabilitate the homes to meet all codes, be energy efficient and hardened against storms. The properties will be sold to income eligible buyers for which the City will provide assistance in an amount of up to \$55,000 in the form of a soft second mortgage. Program income derived from the sales of these properties will be used to acquire, rehabilitate and resell additional housing units.

The City will, to the maximum extent feasible, make every effort to encourage the hiring of residents from the target areas by all vendors, contractors, and/or developers participating in the program. They will also be encouraged to use local vendors and material suppliers.

Location Description:

Riverdale and Rainbow Park (Census Blocks 10001.1, 00403.1, 00403.5, 00403.6)

Activity Progress Narrative:

The City expects to finalize a contract with Miami Dade Affordable Housing Foundation for the purpose of acquiring, rehabilitating and reselling five properties in the Rainbow Park target area. The Foundation is leveraging an equal amount of funds with the City to carry out these projects.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP3-02
Activity Title:	LH-25 Acquisition, Rehab and Re-Sale

Activity Category:

Acquisition - general

Project Number:

NSP3-2011

Projected Start Date:

03/10/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Cancelled

Project Title:

NSP3

Projected End Date:

03/10/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Miami Gardens-Community Development

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Miami Gardens-Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

***This activity is cancelled due to the creation of a new redevelopment activity for LH25.

This activity entails the City or a Developer solicited through an RFQ process to acquire abandoned and or foreclosed single family properties, rehabilitate the homes to meet all codes, be energy efficient and hardened against storms. The properties will either be sold to eligible buyers or conveyed to non-profit organizations to be managed as a rental property. Buyers will receive assistance in an amount of up to \$55,000 in the form of a soft second mortgage. Program income derived from the sales of these properties will be used to acquire, rehabilitate and resell additional housing units.

The City will, to the maximum extent feasible, make every effort to encourage the hiring of residents from the target areas by all vendors, contractors, and/or developers participating in the program. They will also be encouraged to use local vendors and material suppliers.

Location Description:

Riverdale and Rainbow Park (Census Blocks 10001.1, 00403.1, 00403.5, 00403.6)

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP3-03
Activity Title:	Demolition of Blighted Structures

Activity Category:

Clearance and Demolition

Project Number:

NSP3-2011

Projected Start Date:

03/10/2011

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

NSP3

Projected End Date:

03/10/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Miami Gardens-Community Development

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$50,000.00
Total Budget	\$0.00	\$50,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Miami Gardens-Community Development	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity involves the elimination of approximately 5 blighted structures that are beyond repair, and pose a health and/or safety hazard in eligible neighborhoods.

The City will, to the maximum extent feasible, make every effort to encourage the hiring of residents from the target areas by all vendors, contractors, and/or developers participating in the program. They will also be encouraged to use local vendors and material suppliers.

Location Description:

Riverdale and Rainbow Park (Census Blocks 10001.1, 00403.1, 00403.5, 00403.6)

Activity Progress Narrative:

The City has identified a few properties in the target areas that are blighted and have been deemed unsafe structures. This was done in cooperation with the Building Services Department and the County's Unsafe Structure Board. Quotes for the demolitions have been received and should be take place during the first quarter of 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			Florida	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP3-04
Activity Title:	Program Administration

Activity Category:

Administration

Project Number:

NSP3-2011

Projected Start Date:

03/10/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Planned

Project Title:

NSP3

Projected End Date:

03/10/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Miami Gardens-Community Development

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2011

N/A

To Date

\$194,033.00

Total Budget

\$0.00

\$194,033.00

Total Obligated

\$725.00

\$1,000.00

Total Funds Drawdown

\$275.00

\$275.00

Program Funds Drawdown

\$275.00

\$275.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$15,092.25

\$15,092.25

City of Miami Gardens-Community Development

\$15,092.25

\$15,092.25

Match Contributed

\$0.00

\$0.00

Activity Description:

Program Administration: Administrative duties relative to the overall grant program and fair housing activities. This activity is assumed to benefit low and moderate income persons and is eligible under 24 CFR section 570.206.

NSP3 regulations allows grantees a maximum of 10% of their NSP allocation to be utilized for planning and administrative costs overseeing the program, reporting and other general administrative activities.

Location Description:
Activity Progress Narrative:

These administrative expenses are primarily salaries and other administrative expenses such as the cost of public notices.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP3-05
Activity Title:	Redevelop -The Commons-LH25

Activity Category:

Construction of new housing

Project Number:

NSP3-2011

Projected Start Date:

12/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

NSP3

Projected End Date:

03/01/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Miami Gardens-Community Development

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2011

N/A

To Date

\$1,150,000.00

Total Budget

\$0.00

\$1,150,000.00

Total Obligated

\$1,150,000.00

\$1,150,000.00

Total Funds Drawdown

\$1,150,000.00

\$1,150,000.00

Program Funds Drawdown

\$1,150,000.00

\$1,150,000.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$1,150,000.00

\$1,150,000.00

City of Miami Gardens-Community Development

\$1,150,000.00

\$1,150,000.00

Match Contributed

\$0.00

\$0.00

Activity Description:

On September 14, 2011, the Miami Gardens City Council approved an allocation of \$1,150,000 to RUDG-The Commons, LLC for the acquisition of approximately 6.83 acres of vacant land for the development of an elderly multi-family project. The projects will consists of 165 one bedroom units and 24 two bedroom units.

Location Description:

Census Block: 10001.1, Riverdale Neighborhood
20000 N.W. 27 Avenue, Miami Gardens, FL 33056

Activity Progress Narrative:

During this quarter, the City amended it's plan to include Redevelopment as an activity and amended the budget to fund this activity. On December 19, 2011, the City funded the acquisition of approximately 6.83 acres of vacant land which will be redeveloped for a project that will consist of 189 new affordable elderly housing rental units. Approximately 96 of these units will be occupied by persons with income below 50% of the Area Median Income. This project is expected to be completed by February 2014.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
